

# **\$389,500 - 31 Bettenson Street, Red Deer**

MLS® #A2257139

## **\$389,500**

5 Bedroom, 2.00 Bathroom, 1,042 sqft

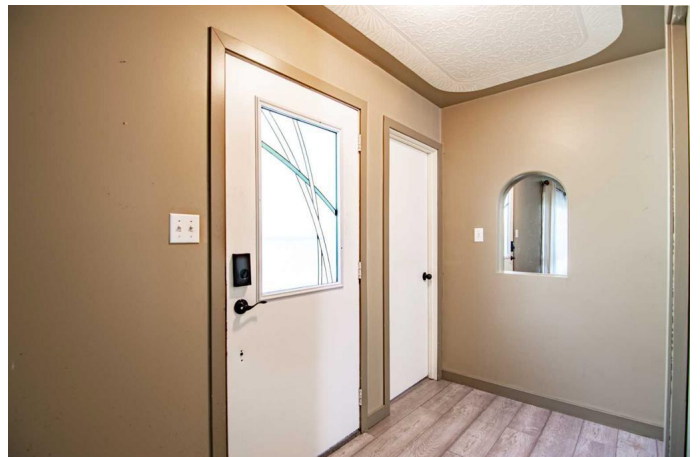
Residential on 0.15 Acres

Bower, Red Deer, Alberta

This Fully Developed Bungalow offers 3 Bedrooms up / 1 down / plus a Generous Den downstairs that could easily function as a Fifth Bedroom [a Window can be added to make it Legal], creating the potential for a 5-Bedroom Home. This Home features a Nice Main Level Floor Plan. The home offers 2 Bathrooms; one on the Main and one Extra Large in the Basement. The main floor showcases a Walk-in Pantry and is already plumbed for Main Floor Laundry [an excellent feature for Future Legal Suite Potential]. The kitchen is Large and Open, ideal for both Everyday Living and Entertaining. This Home is also Superbly Located Close to Transit / Walking Trails / All Essential Amenities / with Quick and Easy Access to Major Roadways in and out of the City / Situated on a Large Lot [offering the opportunity to add Extra Parking, supporting Legal Suite Qualification] / includes a Rear Detached Garage with a New Garage Door Opener Package / Newer Eavestroughs / Newer Furnace and Hot Water Tank within the last 4 years / New Flooring in approx. 90% of basement within the Last Month. Outdoor Spaces include a Ground-Level Rear Deck / Concrete Patio Area / and a Welcoming Front Deck with Stylish Metal Railing. Immediate Possession Available / Very Easy to Show!

Built in 1979

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2257139    |
| Price          | \$389,500   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,042       |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 Bettenson Street |
| Subdivision | Bower               |
| City        | Red Deer            |
| County      | Red Deer            |
| Province    | Alberta             |
| Postal Code | T4R 1J5             |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 1                                                                  |
| Parking        | Garage Door Opener, See Remarks, On Street, Single Garage Detached |
| # of Garages   | 1                                                                  |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Pantry, See Remarks                                                            |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full                                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Other                                    |
| Lot Description   | Back Lane, Back Yard, Other, See Remarks |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingle  |
| Construction | Composite Siding |
| Foundation   | Poured Concrete  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-L                  |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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